

All instalments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any instalment or instalments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note and mortgage in the hands of an attorney for any legal proceedings; then and in either of such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said LIBERTY LIFE INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the said mortgagor in hand well and truly paid by the said LIBERTY LIFE INSURANCE COMPANY, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said LIBERTY LIFE INSURANCE COMPANY

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All that certain piece, parcel or tract of land, containing approximately ten (10) acres, more or less, situate, lying and being at the South-easterly corner of the intersection of Green Valley Drive and Crapemyrtle Drive (now known as Sun Rise Valley Road) near Travelers Rest, in the County of Greenville, State of South Carolina, being a portion of a tract designated "Golf Course" as shown on a plat entitled "Green Valley Estates", prepared by Piedmont Engineering Service, dated December 20, 1957, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book CQ at pages 2 and 3, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Easterly side of Green Valley Drive at the Northwesternmost corner of Lot No. 24 as shown on the plat entitled "Green Valley Estates" hereinabove referred to, and running thence with the line of Lot No. 24 and also with the line of Lot No. 25 as shown on

(continued-reverse side)

said plat N. 47-32 E. 356.1 feet to an iron pin at the Northeasternmost corner of Lot No. 25; thence in a straight line in a Northwesterly direction to an iron pin at the Southwesternmost corner of Lot No. 71 as shown on the plat hereinabove referred to; thence with the line of Lot No. 71 N. 33-23 W. 119.3 feet to an iron pin on the Southerly side of Crapemyrtle Drive; thence along the Southerly side of Crapemyrtle Drive in a general Southwesterly direction to a point at the Southeasterly corner of the intersection of Crapemyrtle Drive and Green Valley Drive; thence along the curve of the intersection of Crapemyrtle Drive and Green Valley Drive to a point on the Easterly side of Green Valley Drive; thence along the Easterly side of Green Valley Drive in a general Southeasterly direction to the point of beginning.

This is a portion of the property conveyed to the mortgagor herein by deed of Hollyridge Development Company, dated June 30, 1959, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 640 at page 537.

The lien of this mortgage shall extend to and cover all furniture, fixtures, machinery and equipment of every nature and kind used in the operation of the premises or any part thereof, including, but not limited to, kitchen equipment and all club house furnishings, whether now on the premises or hereafter to be placed or installed thereon, including all additions and/or replacements.